

Valley Center Community Planning Group
Approved Minutes of Regular Meeting
February 8, 2010 at 7:00 pm
Valley Center Community Hall,
28246 Lilac Road, Valley Center, CA 92082

To be considered for approval at the March 8, 2010 Regular Meeting

 X Approved as Submitted OR Approved as Corrected

1) Call to Order, Declaration of a Quorum, Pledge of Allegiance

Chairperson Smith called the meeting to order at 7:04 PM. A quorum was declared with 12 members present, Secretary Hofler Absent (1 seat pending, 1 seat vacant). Member Rudolf accepted appointment as Acting Secretary for this meeting only.

2) Approval of Minutes

MOTION (Quinley/Robertson): To Approve the Minutes for the 11/30/09 and 12/14/09 Meetings as circulated. Approved 12-0-0.

3) Open Forum

No speakers.

4) Discussion Items (No VCCPG advisory vote is to be taken for the following items.)

- a. March 5, 2010 Planning Commission hearing for both PAA 09-007 Accretive Sustainable Community and Orchard Run Site Plan 3500-05-055 based on formal recommendations and appeal by VCCPG (Smith, Quinley)

Chairperson Smith encouraged as many of the Planning Group Members who were able, to attend the Planning Commission Meeting and demonstrate their support for the Planning Group's unanimous opposition to the Accretive and Orchard Run Projects. Member Rudolf encouraged members of the public to do likewise, because of the impact of their presence on the Planning Commissioners.

- b. Update on the Nelson Way Recycling Plant Subcommittee (Davis)

Subcommittee Chairperson Davis reported that the Applicant has withdrawn their application for Site Plan Approval. He presented a copy of a letter to the county from the Applicant's attorney doing so (and demanding refund of the fee). Mark Nelson, on behalf of Applicant, explained that they were just going to deal with the existing Code Violations, depending on the county's response to the letter.

- c. Update on Valley Center Community Church (Montross)

Subcommittee Chairperson Montross reported that the church has received its MUP; he will advise if further reports are necessary.

- d. Guejito Ranch Development Plans, presentation by project representative (Smith)

Chairperson Smith introduced Ricky Schroeder, representative of the Rodney Corporation, owner of the over 6,00-acres Rancho Guejito (last remaining

undivided Mexican Land Grant in California) and 7,120 acres in surrounding parcels.

She states the owners have had preliminary talks with county DPLU, but do not have a plan, have not filed an application, but want Planning Group and public input on a basic concept of obtaining entitlements for development on the 7,120 acres outside the Land Grant, if the land grant is placed in some kind of unstated “preserve” status.

Responding to Member Robertson’s query, she clarifies that the access to some of those parcels would be two-fold: one from North Lake Wohlford Road to Guejito Road (within the VC Community Planning Area); another from Highway 78 east of the Wild Animal Park (in the North Metro [unrepresented] Planning Area. Member Anderson asks how the Land Grant would be protected from additional future development; she states it would be placed in a “preserve” as part of the development package. Member Quinley asks if the owner was seeking transfer of density from the Land grant to the outside parcels? Member Britsch points out current and future General Plan designations for the entire ownership is, at best, 1 dwelling unit per 40 acres, amounting to 540 units. He notes that the new General Plan would save the Land Grant acreage without giving additional units outside the Land Grant, so why should the community approve them? She states they would, or would not, be seeking density transfer from the Land Grant to the other parcels, depending on how you look at “density transfer.”

Member Rudolf asks if the newspaper accounts were false, that the proposal was 10,000 units on 6000 acres? He asks what water district would serve the Project? She states there is no proposal of any specific number of units, just that the Land Grant be preserved in tact, in return for increased development rights in the outlying parcels; and that there is no serving water district, the project would have to annex into one or more districts for service. Responding to member Davis, she states the owner has had no conversations yet with any potential developers.

Responding to audience member Jack Fox, she states there would be additional required Open Space within the developed parcels, per county development standards (depending on what “entitlements” are approved).

Audience member Dave Toler states he is a member of the San Pasqual Band, and that it would be opposed to any development of former Kumeaay lands. He states the proposed development would insert a community the size of Rancho Bernardo in the middle of wilderness entirely lacking infrastructure to support it, and that there were many other places with supportive infrastructure where such a development should go, instead of the Guejito.

Audience member Larry Glavinic also points out the total lack of existing infrastructure, and asks if they have considered an “off grid” development (no roads, electricity, water, sewer from other providers, entirely self-sufficient)? She says the development would be required to be as “efficient” as possible, but would have to use existing providers, such as SDG&E.

Chairperson Smith thanked Ms. Schroeder for the presentation, and declared a 10-minute recess so that members and the public could look at the Map and ask additional questions.

- e. Resignation of Brian Weaver, initiation of replacement nomination process (Smith, Britsch)

[Taken out of order first,] Chairperson Smith announces member Weaver's resignation due to relocation in his employment, and that the replacement process under our Local Rules has begun. Interested persons may contact Nominations Subcommittee Chairperson Britsch for information and application papers.

5) Action items (VCCPG advisory vote may be taken on *members prior to regular meetings through email distribution will also be available for public review at the same time at the Valley Center Public Library. Hardcopy documents for public review will also be made available at the regular meetings.*

- a. P09-017, Major Use Permit, Verizon Wireless Circle Ranch, 30330 Circle R Lane, Valley Center, applicant is Verizon Wireless; proposal to construct, operate and maintain an unmanned wireless telecommunication facility with a 45 foot monopole. (Montross)

Mark Linman, Verizon Representative, makes presentation and answers questions. The proposed antenna will be 45 feet (approvable as part of the MUP, not a separate Variance). It will provide coverage to west of Circle R and some coverage on Old Castle Road, with the extra 10 feet. It will be a faux broadleaf tree above avocados. The Project will have an emergency generator fueled by diesel. It will serve an undeterminable number of both fixed and mobile phones, although he points out the national average of home with a landline is now less than 25%, and shrinking.

MOTION (Montross/Davis): To Approve as Proposed by Applicant. Approved 12-0-0.

- b. P09-024, Major Use Permit for a wireless antenna monopole and associated mechanical equipment, 26945 Valley Center Road, north of Ridge Ranch Road, applicant is Cricket Communications, Project contact is Franklin Orozco (Britsch)

Member Britsch reports Applicant is working out some issues, requests continuance without date.

- c. ZAP 03-011-02; Grand Paradise Reservoir; 27255 Kiavo Drive, Valley Center, modify ZAP by adding 8 panel antennas and 8 TMA's on existing monopole and 4 panel antennas and 4 TMA's on existing monopole owned by T-Mobile. The property contains 2 water tanks but the VC Water District does not allow antennas to be face mounted to water tanks due to interference with maintenance. Applicant is ATT Mobility, LLC. Owner is Valley Center Municipal Water District; Project Contact person is Karen Adler, PlanCom, Inc. (Robertson)

Member Robertson reports Applicant is working out some issues, requests continuance to March Meeting.

- d. P10-001; Major Use Permit to construct, operate, and maintain an unmanned wireless telecommunications facility on 2.15ac property with one residence, 30641 Rolling Hills Drive. Valley Center (off Old Castle Rd), Applicant : Verizon Wireless, engineer: Booth and Suarez Planning and Architecture (Anderson)

Mark Linman, Verizon Representative, makes presentation and answers questions. The proposed antenna will be 35 feet off Rolling Hills Drive. County recommends a faux Palm Tree, applicant suggest either broadleaf or a pine.

MOTION (Anderson/Robertson): To approve as presented except broadleaf instead of pine. Approved 12-0-0.

- e. S09-021 Nelson Way Site Plan, 8354 Nelson Way, discussion and possible vote on conflict of interest issues and the composition of the Nelson Way Recycling Plant subcommittee. (Smith, Davis)

Chairman Smith declared the item deleted from the agenda in light of Applicant's withdrawal of the Site Plan.

- f. GPA 04-006 Merriam Mountains Master Planned Community, located northwest of the I-15/Deer Springs interchange and within the North County Metropolitan Subregional and Bonsall Community Planning areas, 2,700 residences, fire station, neighborhood commercial, and recreational facilities on 2,327 acres, discussion and vote on a formal VCCPG position on the Stonegate Merriam Mountain project based on it potentially serving as a precedent for projects in Valley Center (Smith)

Chairman Smith introduced former Planning Group Chairperson Sandy Smith (no relation) who presented a 9-page white paper on the Project. She explained that the Board of Supervisors would re-hear the matter on March 24, and that the Bonsall Community Planning Group and Hidden Meadows Sponsor Group have consistently opposed the Project. The I-15 Corridor Design Review Board recommended approval. Member Robertson says one of the main objections is that the Project ignores the General Plan, present and future, making one wonder why we should have a General Plan?

Member Rudolf points out Planning Commissioner Beck noted in the Planning Commission hearing on the Project that the interior hills would be leveled to create flat land for development, because they could not be seen from I-15. Chairperson Smith noted that the proposal was completely at odds with the General Plan for the area, which only allowed 345 units instead of the 2700 proposed. Member Rudolf noted the opposition from the affected fire agency, and stated that major opposition at the Planning Commission and the Board came from the Golden Door Spa. The Spa objected to the proposed 10 years of blasting and construction noise, dust and truck traffic across the road from the world-class retreat. Applicant representative Linda Bailey, in charge of community outreach for the Project, objected to not being able to make a presentation on behalf of the Project. She pointed out it was a "pipeline project" and thus did not have to be consistent with the proposed General Plan Update for the site (64 units).

Member Herigstad pointed out he was familiar with the area from a private project on which he had worked, and that the area was mostly Blue Granite. His experience was that it took many times the expected number of blasts to dislodge the rock, and then grind it, and then still very difficult to get proper lines for the sewer and water pipes. Audience member Janet Wohl pointed out the density comments of Supervisor Jacob at the Board hearing were

worth review if the Planning Group formed a subcommittee to analyze the project and take a position.

MOTION (Quinley/Rudolf): To form a short-term Subcommittee Chaired by member Montross with members Rudolf and Sandy Smith, to study and bring back a recommended position for the Planning Group at its March 8 Meeting, for the March 24 Board Meeting. Approved 12-0-0

- g. P06-061 Tapestry Meadows Equestrian Center, Major use permit. Project Address is 30673 Andreen Rd, discussion and vote on a letter from the VCCPG to DPLU concerning Tapestry Meadows and Equine Rezoning. (Herigstad and Quinley)

Subcommittee Chairperson Herigstad and Planning Group Vice-Chair Quinley presented a draft letter to DPLU Director Gibson.

MOTION (Rudolf/Montross): To send the draft letter, with the correction of “breeding” on page 2, and inserting language that we were awaiting the promised staff response.

Member Anderson objected to personal reference to Sally Cobb. Member Davis offered to revise letter making the points generic, and bring revision back next meeting.

Member Rudolf withdrew his motion, with second Montross’ approval. Member Rudolf suggest three-pronged approach: send revised letter to Director; attend presentation by staff on Zoning Changes at GPU Subcommittee on Thursday to see if staff will change now; draft and send Board letter to the Board of Supervisors with horse-community participation, asking for zoning changes similar to another county that Herigstad found.

6. Subcommittee Updates (Informational reports by subcommittee representative)

- a. Mobility – (Christine Lewis, Chair). Lewis says next meeting 2/22 @ 6PM in Library. Developing their Mission Statement and 2010 Goals.
- b. GP Update -- (Richard Rudolf, Chair). Rudolf says next meeting 2/11 on Zoning, all PG members should come. Asks members and public to make note of important VC natural features that the community would want to preserve, and send to him with location and picture if possible. Subcommittee needs to Map and make part of the Conservation and Open Space Element of the Revised Community Plan, so they do get preserved.
- c. Nominations – (Hans Britsch, Chair)
- d. Northern Village – (Keith Robertson, Chair)
- e. Orchard Run – (Debra Hoffer, Chair).
- f. Parks & Rec. – (David Montross, Chair)
- g. Rancho Lilac – (Ann Quinley, Chair)
- h. Southern Village - (Jon Vick, Chair) Vick says potential for \$150,000 CALTRANS Grant to plan
- i. Spanish Valley Ranch (formerly Spanish Trails/Segal Ranch) (Oliver Smith, Chair)
- j. Tribal Liaison – (Paul Herigstad, Chair)
- k. Website – (Bob Davis, Chair)
- l. Pauma Ranch (Ann Quinley and Keith Robertson, Co-Chairs)
- m. Castle Creek (Oliver Smith, Chair)
- n. Equine Rezoning (Paul Herigstad, Chair)

- o. Nelson Way Recycling Plant (Bob Davis, Chair)

7. Correspondence Received

- a. DPLU to VCCPG; Villalobos Site Plan; Case numbers: 3500-09-010 (STP); environmental log no.: 3910-09-08-007; 2nd iteration review of initial studies/information; Project address: valley Center Road and Woods Valley Road; APN 186-280-03; KIVA project 09-0110933; proponent is Joe Villalobos, 15997 Eagle View Land Valley Center; Contact person is Brenda Barnard, Wynn Engineering Inc, 27315 Valley Center Road in Valley Center Extended Initial Study Information is incomplete. Also a second updated site plan received subsequent to the one noted above. (Vick)
- b. DPLU to VCCPG; Froehlich Major Subdivision; 3100-5494; TM 5494RPL2, ER 06-06-026; ER 06-08-026 Notice of Intent to adopt a mitigated negative declaration and Draft Habitat Loss Permit; Project is a 6-lot residential subdivision located along Double K Road off Aerie Road; Total gross area is 31.31 acres and minimum lot size proposed is 4 acres net; Applicant is Charles Froehlich, 1444 Windsong Lane, Escondido, CA 92026; contact person is Brian Polley Land Surveying 656 Metcalf Street Escondido, CA Comments due by March 8, 2010.
- c. San Diego County Planning Commission to VCCPG; Agenda and Notice of Regular Meeting, February 5, 2010; 5201 Ruffin Road, Suite B, San Diego.
- d. San Diego County Planning Commission to VCCPG; Notice of Public Hearing, February 5, 2010, 5201 Ruffin Road, San Diego; Major use permit for Tree Wold Wireless Telecommunication Facility; P09-006; ER 09-08-002
- e. San Diego County Traffic Advisory Committee to VCCPG; Board of Supervisors did not recertify the existing 50 MPH speed limit on Old Castle Road from Champagne Boulevard easterly 3,400 feet for continual radar speed enforcement.
- f. Ridgeview Church to Oliver Smith, Chairperson of VCCPG; expression of interest in exploring ways in which a coalition of churches could support the work of the VCCPG. **Chairperson Smith reads letter, asks members to think about how PG responds to offer of assistance. Member Vick says we need a Grant Writer!**
- g. Unified Port of San Diego to VCCPG; invitation to participate in Competing for Federal Grants Workshop on March 15-19 at the Don L. Nay Port of San Diego Administration building at 3165 Pacific Highway, San Diego. There are 3 billion in federal grants awarded each year and this workshop aims to enable attendees to write competitive grants for this money.
- h. DPLU to VCCPG, Statement of Economic Interests (Form 700) to be completed by each member of the Planning Group **Chairperson Smith hands out Conflict of Interest Forms and Instructions, says due to county (DPLU Cheryl Jones; or Registrar of Voters) NOT LATER THAN 3/31/2010!**
- i. DPLU to VCCPG; Beauvais Tentative Map for Old Castle Project; 3100-5315 (TM5315RPLS); Located on Old Castle road near Red Mountain Drive; 23.2 acres to be subdivided into 11 residential lots each with a minimum lot size of 2.0 acres; Owner is Wayne Beauvais 1050 Maryland Drive, Vista; Contact is Jerry Gaughan 760-390-0197.
- j. DPLU to VCCPG; Coseo Carwash; MPA 09-049; located at Valley Center Road (North of Charlan Road); Project involves the construction and operation of an unmanned carwash consisting of 4,200 square foot building with automatic and user operated wash bays. Vacuum stations, trash bins, parking and landscaping. APNs 186-270-05 & 05; KIVA Project: 09-0120375; Pre-Application Meeting Summary Letter; Owner: John Coseo; Contact: Ralph Gonzales P.O. Box 300876, Escondido, CA 92030

8. Requests for Items on Upcoming Agendas

None

9. Adjournment

Next Regular Meeting: March 8, 2010

MOTION (Quinley/Montross): To Adjourn to next Regular Meeting. Approved by Acclamation at 9:36 PM.

Respectfully Submitted,

Rich Rudolf
Acting Secretary